

The Cabinet

**28th February, 2018 at 1.00 pm
at the Sandwell Council House, Oldbury**

Present: Councillor Eling (Chair);
Councillors Carmichael, Costigan, Hackett,
D Hosell, Moore, Shackleton and Trow.

Apologies: Councillor Khatun;
Councillors E M Giles and Hickey.

In attendance: Councillors Edis, P Hughes and Underhill.

Business Item

32/18

Recommendations from the Budget and Corporate Scrutiny Management Board in relation to Directorate's Business Plans 2018 – 2019 to 2020 – 2021

The Chair of the Budget and Corporate Scrutiny Management Board presented the findings of the Scrutiny Board in relation to each directorate's business plans for 2018 – 2019 to 2020 – 2021.

The Cabinet at its meeting held on 14th February 2018, referred the Directorate Business Plans to the Budget and Corporate Scrutiny Management Board for them to be reviewed for evidence of value for money and contribution towards achieving the Council's Vision 2030 ambitions (see Minute No. 25/18).

The Board met on 21st February 2018 to consider the referral and made a number of comments and recommendations.

The Leader welcomed the level of scrutiny support and overview in looking at directorate's business plans, especially how the recommendations aligned to achieving the Council's Vision 2030 ambitions.

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The Leader also welcomed the idea of further discussions with scrutiny on how to measure the outcomes of activities in business plans.

Resolved that in considering and referring to the Council's Business Plans for 2018 – 2019 to 2020 – 2021; the following recommendations of the Budget and Corporate Scrutiny Management Board be approved and incorporated into the Directorate's Business Plans, as appropriate:-

- (a) that the Directorate Business Plans, as now submitted to Cabinet, be endorsed and commended for their strong alignment with Vision 2030 and the value for money that the target budgets and focus areas represent;
- (b) that the format and revised approach to Business Plans be endorsed and commended for its reader-friendly design and content;
- (c) that all Directors be requested to ensure that their Directorate Business Plans are published and communicated with all staff, partners, stakeholders and the public;
- (d) that all Directors be requested to ensure that, across all levels of their Directorates, there is an ownership of the key areas of activity contained within their Business Plans and understanding of how they align with Vision 2030;
- (e) that the Cabinet be requested to ensure that meaningful key performance indicators be developed to measure progress against activity, as outlined in the Business Plans;
- (f) that subject to Resolution (e) above input be sought from elected members, officers and independent sources to support the development of key performance indicators for the Business Plans;

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- (g) that the wording used on the Law and Governance introduction be revised to reflect the strong stance that the Council is taking regarding Standards and adherence to the Nolan principles, in order to make it clearer for the public;
- (h) that the innovation around Human Resources processes that has helped Sandwell maintain its services in a time of austerity be welcomed;
- (i) that the wording used in the Anti-Social Behaviour area of activity be strengthened in line with the wording in the Safer Sandwell Partnership Plan;
- (j) that all officers involved in the Business Planning and budget setting processes for the Council be congratulated for the excellent work they do to ensure that the Council is able to continue to deliver key services and drive improvement in Sandwell, despite the challenges caused by austerity.

Strategic Items

33/18

Council Finances 2018 – 2019 to 2020 – 2021 (Key Decision Ref. No. SMBC05/02/2018)

The Leader of the Council presented the 2018 - 2019 final Local Government Finance Settlement announced by the Secretary of State for Communities and Local Government on 6th February 2018.

The Medium Term Financial Strategy (MTFS) set out how the Council would structure and manage its finances now and in the future in response to this settlement. It also detailed the assumptions and calculations behind the Council's estimated budget position for 2018-19 onwards.

The forecast expenditure and funding for the Council from 2017/2018 to 2020/2021 was detailed in Table 8 of the MTFS below. Work was now ongoing across the Council to identify ways of achieving these savings.

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	2017-18 (£m)	2018-19 (£m)	2019-20 (£m)	2020-21 (£m)
Forecast Expenditure	240.2	234.5	246.7	250.3
Forecast Funding	240.2	234.5	240.2	237.4
Annual Shortfall	0.0	0.0	-6.5	-6.4
Cumulative Shortfall	0.0	0.0	-6.5	-12.9

Directorate and central items budgets had been calculated as a result of the calculations contained within the MTFS.

The Cabinet were informed of the proposed council tax level required to meet the forecast expenditure. The Council was yet still to receive final confirmation of the approved precept in relation to West Midlands Fire and Rescue Authority (WMFRA) and therefore indicative figures based on the latest information available had been included. Even though the WMFRA precept was provisional, it was not expected to change. Therefore, there was a proposed increase of £78 per Band D property which equated to 5.34%. Any significant variance following WMFRA precept confirmation would be reported to full Council on 6th March 2018.

The Local Government Act 2003 required the Chief Financial Officer to comment on the robustness of the budgetary process and adequacy of the Council's reserves to meet any unforeseen liabilities. The estimated General Fund reserve balance as at 31st March 2018 was £60.9m.

After consideration of the Council's strategic risks, the forecast level of free balances at the end of 2017-2018 were likely to be £11.9m, representing an increase of £0.3m from the £11.684m of free balances held at the end of 2016-2017. This represented 4.73% of net operating budget and was at a level which was deemed to be adequate in the medium term.

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The Council's forecast earmarked reserves at the end of 2017-2018 were likely to be in the region of £46.6m (currently £53.7m). The movement in earmarked reserves did not impact on the level of Council Tax for 2018-2019.

The Council had a number of specific reserves and provisions in addition to general reserves for the purpose of meeting known or anticipated liabilities, which were summarised in the table below. The establishment of these specific reserves reflected the Council's ongoing risk assessment of potential liabilities and this in turn reduced the risk of unexpected calls on the Council's general balances. The table below showed an estimate of the position against these reserves at the end of 2017-2018: -

	2017-18 (£m)
Directorate Carry Forwards (As part of the Council's 4 year rolling budget strategy).	22.228
Redundancies	6.000
General Projects Fund (New)	5.000
Children's Services/Trust Pressures	4.000
Section 31 Grant	3.717
National Living Wage	2.000
SIPS Redundancy Reserve	2.000
Land Regeneration Fund (New)	1.322
Dilapidations	1.100
Community Hubs (New)	1.000
Grant Irregularities	1.000
MMI	0.650
Other	3.723
Earmarked Reserves as at 31st March 2017	53.740
Estimated Movements 2017/18	
<i>Use of Earmarked Reserves</i>	

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	2017-18 (£m)
Carry Forwards from 2016/17	-22.228
Section 31 Grant	2.523
Children's Services/Trust Pressures	1.300
Redundancies	-2.000
National Living Wage	-2.000
Community Hubs	-1.000
Dilapidations	-0.800
Other	-2.554
<i>Contribution to (from) Earmarked Reserves</i>	
Carry Forwards into 2018/19	19.087
Other	0.500
Net Movement in 2017/18	-7.172
Forecast Earmarked Reserves as at 31st March 2018	46.568

Specific reserves and provisions had been reviewed during the budget process and found to be at a sufficient level to meet existing known liabilities. They would continue to be thoroughly reviewed as part of the 2017-2018 closedown of accounts process.

The prudential regime introduced as part of the Local Government Act 2003 required the Council to establish its own borrowing limits with regard to affordability and its capital investment plans. The Council was also required to approve its Treasury Management and Investment Strategies and its Minimum Revenue Provision (MRP) policy prior to the beginning of the financial year. The Leader of the Council highlighted that the Council had been well served by its Treasury Management function.

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The current capital programme commitments and available resources between 2018 and 2021 were: -

Capital Programme			
	2018-19 (£m)	2019-20 (£m)	2020-21 (£m)
Approved Commitments	114.021	76.038	58.847
Resources	114.021	76.038	58.847

Available resources assumed the use of borrowing under the prudential regime. A decision to reduce the level of borrowing (i.e. a reduction in the capital programme) would result in revenue savings of approximately £0.080m per £1.000m of borrowing.

The level of resources committed by the Council for capital investment was significant. In the period 2018-2019 to 2021-2022 total resources were expected to be around £307m. The effective use of these resources was vital in achieving the Vision 2030 ambitions.

The Council had a strategic approach to ensure funds were invested in capital projects that supported the longer-term objectives of the Council and its partners and provide value for money service provision.

The Housing Revenue Account (HRA) operated fully within its own resources meeting expenditure from income obtained from tenants rents. The Government continued to retain some control over the maximum amount the HRA could borrow and the use of receipts derived from the sale of housing properties.

The Housing Revenue Account was required to maintain a 30 year business plan including provision for investment into its properties. The investment programme was reviewed annually to ensure affordability within the business plan when final decisions on rent increases are known. The plan which included an update to the investment strategy was approved by Cabinet on 14th February 2018. The programme remained affordable for 2018/2019.

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It was endorsed that the Council had a reputation for excellent financial management. The estimated year-end position for 2017-18 was a surplus of £12.617m against service areas and central items. The overall projected position for the Council was a deficit of £1.601m which included the use of centrally earmarked balances and other commitments such as Revenue Contributions to Capital.

The Chair of the Budget and Corporate Scrutiny Management Board complimented the Leader, Cabinet and Directorates in achieving a 2018/2019 Budget and Medium Term Budget strategy.

In response to a question raised by Chair of the Budget and Corporate Scrutiny Management Board relating to whether the Council would be still be able to maintain front-line services in Children's Services and Adults Social Care due to ongoing budget pressures, the Leader of the Council responded that there was a commitment to protect front-line services and that the Council was always exploring avenues to get better outcomes from available resources.

Resolved to recommend to Council:-

- (1) that the Medium Term Financial Strategy be approved;
- (2) that the expenditure level for 2018-2019 and the resultant Council Tax be approved;
- (3) that the provisional budgets for 2018-2019 to 2020-2021 be approved;
- (4) that the revised financial position and the forecast reserves position at the end of 2017-2018 be noted;
- (5) that the supporting information on the robustness of the budget process and adequacy of the Council's reserves be noted;
- (6) that the Treasury Management Strategy Statement and Investment Strategy be approved;
- (7) that the Capital Programme 2018-2019 to 2020-2021 and Capital Strategy be approved;

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34/18

Sandwell Children’s Trust Contract (Key Decision Ref. No. SMBC07/02/2018)

The Leader of the Council and Cabinet Member for Children’s Services sought approval to the contract associated with the setting up of Sandwell Children’s Trust for a go live date of 1st April 2018 and to note its implications for the Council.

At its meeting on 19th October 2016, the Cabinet was advised of the Government’s Statutory Direction (under Section 479A of the Education Act 1996) to set up a new arrangement in the form of a Children’s Trust to deliver children’s social care services for a period of time (see Minute No. 163/16).

The Statutory Direction set out the requirement to establish the Sandwell Children’s Trust as a new and distinct legal entity to provide children’s social care services in Sandwell on behalf of the Council. The Trust would have day-to-day operational independence in the management and delivery of these services and would be managed by a board of non-executive and executive directors. The Council would commission the Sandwell Children’s Trust to deliver statutory children’s social care and targeted services, outlined in the Memorandum of Understanding, signed by all parties on the 21st February 2017.

The contractual documentation with the Trust had been drawn up to reflect the key principles agreed in the Memorandum of Understanding.

The scope of services to be provided by the Trust, as set out within the Memorandum of Understanding was listed below:-

Functions	Description
Children’s Social Care	Front-door and assessment services
	Children in Need
	Children in Need of protection
	Children that are looked after (including placements)
	Children with Disabilities

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Functions	Description
	Adoption
	Fostering
	Care Leavers
	Independent Reviewing Officers
	Quality Development Unit
	Children’s residential placements
	Emergency Duty Services
	Multi Systemic Therapy (MST)
	Family Group Conferencing (FGC)
Early Help/Targeted Services (not universal services)	Community Operating Group (COG) coordinating role
	Targeted Support
	Family Support Team (FST)
Youth Offending Services	Youth Offending Services
Safeguarding Board	Safeguarding Board Business Unit
Infrastructure Services	Business Support/Administration
	Policy, Performance and Data
	Business Systems Administration
	Commissioning

Circa 450 staff had been identified to transfer from the Council to the Trust from the service areas set out in the above table under the TUPE regulations. The consultation with staff began on 7th December 2017, which outlined an appeals process.

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The consultation would be completed on 16th March 2018. There were a number of agency staff currently working within these service areas who would continue working for the Trust as required.

A key element in creating the Trust was to ensure that existing contractual arrangements between the Council and third party organisations were in place with the Trust, at 'Go Live'. Over an extended period, detailed information on third party contracts had been shared with Trust representatives who had been able to undertake due diligence work.

It was reported that the following suite of legal documents constituted the contract:-

- Corporate Governance - Articles of Association ("**Articles**")
- Governance Side Agreement ("**GSA**")
- Service Delivery Contract ("**SDC**")
- Support Services Agreement ("**SSA**")
- Occupation Arrangements

The GSA was a contractual agreement between the Council and the Secretary of State for Education. The Secretary of State was not a party to the Company's corporate governance arrangements and as such the GSA set out certain rights afforded to the Secretary of State in respect of the Reserved Matters for the Intervention Period. This agreement set out when and how the Council consulted with and obtained the consent of the Secretary of State and would be in place throughout the period of intervention.

Contract novation, the replacing of one party in an agreement with another party, was a tri-partite arrangement which required the consent of all three parties: the current client, the future client and the supplier. In order to facilitate the process, approval was sought for the Executive Director – Resources to be authorised to act on behalf of the Council on all matters relating to contract novation including signing the formal letters of novation.

The Council and the Trust would continue to be subject to government intervention, and following the Inadequate Ofsted judgement in January 2018, a team of Children's Services Advisors had been procured by the Department for Education (DfE) to oversee the continued improvement of the service and would report into the DfE. Doncaster Children's Trust had been appointed as the preferred supplier.

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Employees of the Trust would be admitted to the West Midlands Pension Fund under a designated body arrangement. A requirement of the scheme was for a pension guarantee agreement to be drafted between the Council, the Trust and the West Midlands Pension Fund. The guarantee specified that in the event that the Trust failed to pay all Scheme Liabilities to the West Midlands Pension Fund by the due date specified in the agreement, then the Council, as the Guarantor would be liable to pay all sums due in respect of the unpaid Scheme Liabilities.

The Leader of the Council and Cabinet Member for Children's Services commended the good work undertaken by officers in getting to this current stage.

In response to a question raised by Chair of the Budget and Corporate Scrutiny Management Board relating to whether a flowchart could be circulated to the Cabinet and Budget and Corporate Scrutiny Management Board detailing how Sandwell Children's Trust related to the Council structure and other key parties/partners, the Cabinet Member for Children's Services responded that would be produced and circulated.

The Chair of the Children's Services and Education Scrutiny Board placed on record her thanks and appreciation to the Chair of Sandwell Children's Trust, Rt Hon Jacqui Smith, for embracing the scrutiny function in the formation of the Trust.

Resolved:-

- (1) that the Chief Executive, the Chief Finance Officer and the Monitoring Officer, in consultation with the Leader of the Council and Cabinet Member for Children's Services, be authorised to take all necessary actions and minor amendments to finalise the contractual arrangements and agree the contract sum;
- (2) that subject to Resolution (1) above, the contract between the Council and Sandwell Children's Trust, which consists of the Service Delivery Contract, Support Services Agreement and Occupation Documents and ancillary documentation, be approved;

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- (3) that subject to Resolution (1) above, the Governance Side Agreement between the Council and the Department for Education and agree to enter into the Agreement be approved;
- (4) that the Executive Director – Resources give a guarantee to the West Midlands Pension Fund to enable Sandwell Children’s Trust to benefit from designated body status as an employer under the Local Government Pension Scheme;
- (5) that the Chief Finance Officer sign the Deeds of Novation for third party contracts to be novated to Sandwell Children’s Trust on behalf of the Council;
- (6) that the Chief Executive be authorised to sign the final version of the contractual documentation on behalf of the Council and that the Monitoring Officer be authorised to affix the seal as appropriate;
- (7) that the Executive Director – Resources be requested to produce and circulate a flowchart to the Cabinet and Budget and Corporate Scrutiny Management Board detailing how Sandwell Children’s Trust relates to the Council structure and other key parties/partners.

35/18

Printing and Related Services (Key Decision Ref. No. SMBC02/02/2018)

The Cabinet Member for Core Council Services sought approval to award a contract for the supply of printing and related services.

The service encompassed office based facilities utilising Multi-Function Devices (MFD) to provide printing, scanning and photocopying. The existing contract was provided by Xerox (UK) Limited and was due to expire on 31st March 2018.

Following a procurement exercise, Xerox (UK) Limited submitted the best price and quality tender which meant they were the preferred supplier for the provision of this contact.

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As a result of this new contract award, the Council would realise significant savings in the cost of printing – referred to as the “click rate” – amounting to an annual sum of £224,000. The savings were based on a lower click rate charge. Further savings could also be realised by printing less and this was a further ambition for the council.

The contract would provide a range of replacement devices to update the existing MFD fleet. Around 50 devices would be retained which were provided during the current contract as these remained modern and fit for purpose whilst around 150 other existing devices would be replaced with new MFDs of similar capability and functionality.

Resolved:-

- (1) that the contract for the supply of printing and related services be awarded to Xerox (UK) Limited for a five (5) year period from 1 April 2018 to 31 March 2023 with the option to extend for up to a further two (2) years between 1 April 2024 and 31 March 2026 and that the cost per annum will be £315,000 based on the current volume of pages printed, this cost will vary as the result of any print volume changes;
- (2) that the Executive Director – Resources and the Director - Monitoring Officer execute any documents necessary to give effect to Resolution (1) above.

36/18

Microsoft Enterprise Agreement (Key Decision Ref. No. SMBC03/02/2018)

The Cabinet Member for Core Council Services sought approval to renew the contract for the supply of Microsoft Enterprise Licensing Agreement, which was due to expire on 31st March 2018.

The licensing agreement included the Microsoft software used across the Council including Office 365 (email, Office – Word, Excel etc), Windows Operating System (Windows 7 and 10 etc) and server licensing. This all formed a complete licensing agreement known as the Microsoft Enterprise Agreement (MEA).

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It was not possible to procure the MEA directly from Microsoft. Instead it was procured via an accredited Microsoft Licensing Solution Provider (MLSP). The existing contract was currently provided by Phoenix Software Limited who were the Council's current MLSP.

Resolved:-

- (1) that the contract for the three (3) year Microsoft Enterprise Agreement and Premier Support Services be awarded to Phoenix Software Ltd from 1 April 2018 to 31 March 2021 for a current total value of £2,837,080.52 based on the server estate and 4.656 desktop users, this value will change (up or down) dependent on increases or decreases in our overall user count;
- (2) that the Executive Director – Resources and the Director - Monitoring Officer execute any documents necessary to give effect to Resolution (1) above.

37/18

Introduction of an Assured Landlords Scheme in Sandwell (Key Decision Ref. No. SMBC03/01/2018)

The Cabinet Member for Housing sought approval to introduce an Assured Landlord Scheme in Sandwell. This intervention was part of a series of measures currently being developed within Regulatory Services to drive up standards in the private rented sector and increase the level of enforcement activity to deal with rogue landlords.

The Council recognised the vital role played by the private rented sector in meeting housing needs in Sandwell and wished to encourage and support good landlords who provided accommodation of a high standard.

An Assured Landlords Scheme would aim to maintain high quality accommodation whilst improving poor property conditions and housing management standards by advertising a star rating of property conditions to encourage improvements in private rented sector housing.

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All privately rented accommodation, landlords and agents operating in Sandwell who joined the scheme would be inspected and rated. The scheme had been developed to include safeguards that enabled officers to screen properties before they were advertised and block any that were unsuitable.

Implementing a scheme in Sandwell would provide residents and tenants with reliable access to private rented accommodation of a good standard. It would also enable the Council's Housing Choice Team to engage with private landlords to reduce homelessness, for example by directing applicants for housing to the scheme and offering rent deposit guarantees on certain properties.

The need for good quality private rented accommodation would become even more apparent following the introduction of the Homelessness Reduction Act in April 2018; where the focus would be on the prevention of homelessness and reductions in the use of temporary accommodation.

The Chair of the Budget and Corporate Scrutiny Management Board and the Chair of the Safer Neighbourhoods and Active Communities Scrutiny Board sought clarification on whether:-

- there was any intention to introduce selective licensing for non-cooperating rogue landlords;
- landlords who didn't sign up to the scheme could still carry on business in Sandwell.

In response, the Cabinet Member for Housing confirmed that:-

- work was underway to bring forward proposals for selective licensing in those parts of the Borough where there was a high proportion of private rented housing in poor repair or where it was linked to high levels of crime, anti-social behaviour, migration or deprivation and would be mandatory should an area be designated subject to selective licensing;
- the scheme was voluntary and intended to improve standards in the private rented sector. Non-participation would not mean landlords couldn't operate in Sandwell but the Council would encourage tenants to seek accommodation operated by assured landlords.

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Resolved:-

- (1) that the introduction of an Assured Landlords Scheme across the private rented sector in Sandwell be approved;
- (2) that the Executive Director – Adult Social Care, Health and Wellbeing undertake a procurement exercise to identify a provider of an online platform with the required functionality to support an Assured Landlord Scheme;
- (3) that the Director – Monitoring Officer enter into a contract with the successful provider based on terms and conditions defined by the Executive Director – Adult Social Care, Health and Wellbeing.

38/18

Approval to Enter into a Grant Funding Agreement with Homes England and a Consortium Agreement with Accord Housing Association (Key Decision Ref. No. SMBC11/01/2018)

The Cabinet Member for Housing sought approval to enter into the Grant Agreement with Homes England (HE) (the former Homes and Communities Agency, HCA) in relation to the Affordable Homes Programme 2016-2021 and the Consortium Agreement with Accord Housing Association Limited as lead partner and any other agreements necessary to facilitate accessing grant funding to develop affordable Council housing.

From May 2017, the HCA changed direction with its funding allocation and made more funding available for affordable rent. The Council approached the HCA with a view to accessing this grant funding to support the new build programme. Following considerable debate, the HCA advised that from a financial management perspective, they would prefer the Council to access the funding through a consortium arrangement so that it would be part of a larger programme and if any allocated schemes did not move forward, the allocation could be taken up by other members of the consortium.

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Homes England advised that Accord Housing Association acted as a lead partner in a consortium arrangement and that they had one of the largest programmes in the area. If Sandwell also entered this consortium, it would give even greater flexibility for substitution and programme movement to ensure meeting HE spend profiles.

Accord Housing Association were one of the Council's local partner organisations that had delivered many schemes in partnership. The Accord Consortium Agreement was the only consortium agreement locally and was managed through their Matrix group which supported smaller housing associations in their development programmes. Matrix operated under a two-tier charging structure for development services.

Tier 1 applied to all Partners including those that had their own in-house development team. Tier 1 could be summarised as submitting bids, the management of Information Management System (IMS), monitoring programme, liaising with Homes England and attending programme meetings, making and administering claims and supporting partners in any auditing arrangements.

Tier 2 Partners did not have a development team and therefore the Accord Regeneration Team provided a full development service to them.

It was proposed that the Council would procure Tier 1 level development services and deliver all pre-construction and construction stages in house.

Accord Housing Association had considerable experience in delivering Homes England funded schemes and were well versed in the rules and procedures contained within the legal grant agreement. The Tier 1 level support to the Council would ensure compliance through the IMS system and reduce the likelihood of a scheme default.

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Resolved:-

- (1) that the Director – Monitoring Officer enter into or execute under seal any documentation in relation to the Grant Agreement with Homes England (HE) in relation to the Affordable Homes Programme 2016-2021 and the Consortium Agreement with Accord Housing Association Limited as lead partner and any other related ancillary documents etc. to facilitate accessing grant funding to develop affordable housing on terms and conditions to be agreed by the Executive Director – Resources, the Executive Director – Neighbourhoods and the Director – Housing and Communities;
- (2) that the Executive Director – Resources in consultation with the Executive Director – Neighbourhoods and the Director – Housing and Communities be authorised to apply any exemptions, where necessary, to Procurement and Contract Procedure rules to allow Resolution (1) above to take place;
- (3) that the Executive Director – Resources in consultation with the Executive Director – Neighbourhoods and the Director – Housing and Communities amend the financial resources approved by the Cabinet at its meeting on 8th February 2017 for the Council owned land at Carisbrooke Road, Wednesbury (Minute No. 25/17) to enable a grant bid to be submitted to improve viability and contribute towards extensive abnormal ground conditions on various potential housing schemes; the grant bid from Homes England equates to £36,500 per unit, thus giving a total grant of £1,825,000.

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39/18

Extra Care Housing – Moor Lane, Rowley Regis (Key Decision Ref. No. SMBC10/01/2018)

The Cabinet Member for Housing reported that on 22nd March 2017, the Cabinet approved the development of an extra care housing scheme at Moor Lane, Rowley Regis (see Minute No. 70/17). Subsequent to this approval, further detailed design and project development indicated that the resources previously approved were not sufficient to develop the scheme.

Approval was therefore sought to amend the resources allocated in order to bring this development forward, which was subject to planning permission being obtained.

The scheme would provide 90 new council owned affordable homes that met Building Regulations and current housing requirements. There would be a mix of 1 and 2 new apartments with communal facilities properties for letting as part of the Council's affordable housing rented stock which would contribute to the Council's Adults Accommodation Strategy.

In response to a question raised by Chair of the Budget and Corporate Scrutiny Management Board relating to whether the SHOP@ (Strategic Housing for Older People Analysis) tool had been utilised in estimating the required extra care units, the Cabinet Member for Housing confirmed that the tool had been used.

Resolved:-

- (1) that subject to grant funding from the Shared Ownership and Affordable Homes Programme administered by Homes England (former Homes and Communities Agency (HCA)) and planning permission being obtained, the development of approximately 9050.3 square metres of land off Moor Lane, Rowley Regis, shown for identification purposes only at Appendix 1 with a new build council housing scheme for older people with circa 90 properties and communal facilities be approved;
- (2) that subject to Resolution (1) above, the Executive Director – Resources allocate a sum of money from the approved Housing Revenue Account investment programme to fund the proposed project;

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- (3) that subject to Resolution (1) above, the Director - Regeneration and Growth in consultation with the Executive Director - Resources (Section 151) and the Director - Housing and Communities, prepare tendering documentation and subsequently procure, in accordance with any statutory regulations and the Council's Procurement and Financial Regulations and any appropriate requirements of the Homes England Development Partner Panel (DPP) 3 framework, a contractor/contractors to develop, on behalf of the Council, the proposed housing scheme; to enter into or execute under seal any financial agreement in relation to the Homes England grant on terms and conditions to be agreed by the Executive Director – Resources;
- (4) that subject to Resolution (1), (2) and (3) above, the Director – Monitoring Officer enter into or execute under seal any documentation in relation to award of the contract and/or development/partnership agreement, Homes England developer status, licence, undertaking, framework joining agreement, any consents or applications required for Planning or Highways appertaining to the delivery of the scheme and any other agreements with the procured contractor/s and with Homes England, as may be deemed necessary to facilitate development of the site with a housing scheme on terms and conditions to be agreed by the Director – Regeneration and Growth;
- (5) that subject to Resolution (1) above and following practical completion of each property, the Director - Housing and Communities be authorised to manage and let the properties built within existing resources and in accordance with the Council's housing allocation policy;
- (6) that the Executive Director – Adult Social Care, Health and Wellbeing and Director – Housing d Communities be authorised to allocate the new homes to residents in accordance with the agreed Allocation Policy;

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- (7) that the following action points identified within the appraisal report be implemented to reduce any risk to the Council:-
- review the risk register to ensure all risks relating to the provision of grant funding are identified and can be adequately mitigated;
 - review the proposed service charge for the development to ensure all appropriate costs are recharged to clients;
 - produce a detailed project plan for marketing the development to ensure that the correct tenancy mix is secured in a timely fashion;
 - determine how the management and monitoring of Homes England grant funding will be undertaken;
 - determine how proposed outputs and outcomes will be measured and reported against Facing the Future programme savings;
 - ensure that the use of Right to Buy receipts is kept under review to ensure that the use of funding sources available to the Council are maximised.

Business Item

40/18

Minutes of the Cabinet Petitions Committee taken on 18th January, 2018

The minutes of the meeting of the Cabinet Petitions Committee held on 18th January 2018 were received.

(Meeting ended at 1.50 pm)

Contact Officer: Amarjit Sahota Democratic Services Unit 0121 569 3188
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